

Denton County
Juli Luke
County Clerk

Instrument Number: 154480

ERecordings-RP

MISCELLANEOUS

Recorded On: August 25, 2021 10:55 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 154480
Receipt Number: 20210825000323
Recorded Date/Time: August 25, 2021 10:55 AM
User: Terri B
Station: Station 20

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

**WIND RIVER ESTATES
PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE**
As Required By Section 209.004, Texas Property Code

NOTICE IS HEREBY GIVEN that the below property is controlled by a mandatory homeowners association.

1. **SUBDIVISION INFORMATION:** Wind River Estates is a phased addition to the City of Denton, Denton County, Texas.
 - The plat of Phase I was recorded on November 4, 1997, as Document No. 97-R0077682, in Cabinet O, Page 27-28, Plat Records, Denton County, Texas.
 - Amending Plat, Lot 9A, Block D, Phase 1, filed October 28, 1999, Document No. 99-R0110218.
 - The plat of Phase II was recorded on November 19, 1998, as Document No. 98-R0105089, in Cabinet P, Page 249-250, Plat Records, Denton County, Texas.
 - The plat of Common Area and Drainage Easement for Wind River Estates recorded September 28, 1998, Plat Records of Denton County, Texas.
 - The plat of Phase III was recorded on September 25, 2000, as Document No. 00-R0092921, in Cabinet S, Pages 202-203, Plat Records, Denton County, Texas.
 - The plat of Phase IV was recorded on September 25, 2000, as Document No. 00-R0092922, in Cabinet S, Page 204-205, Plat Records, Denton County.
 - The plat of Phase V and a Portion of Phase VI was recorded on February 10, 1998, as Document No. 98-R0010177, in Cabinet O, Page 183-184, Plat Records, Denton County.
 - The plat of Phase VI was recorded on September 28, 1998, as Document No. 98-R0087839, in Cabinet P, Page 154-155, Plat Records, Denton County.
 - The plat of Phase VII was recorded on September 28, 1998, as Document No. 98-R0087837, in Cabinet P, Page 1S1-1S2, Plat Records, Denton County.

2. **DECLARATION INFORMATION:** Lots in Wind River Estates are subject to the Declaration of Covenants, Conditions & Restrictions for Wind River Estates an Addition to The City of Denton, Denton County, Texas, recorded on March 11, 1998 as Document No. 98-R0018486, of the Real Property Records, Denton County, Texas, as it may be amended from time to time.

Leasing Guidelines filed in the First Amendment to the Fourth Supplement – Leasing Rules for Wind River.

3. **NAME OF PROPERTY OWNERS ASSOCIATION:** Wind River Estates Homeowners Association

4. HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:

c/o Texas Star Community Management, LLC
6401 S. Custer Road
Suite 2020
McKinney, TX 75070

Phone: (469) 899-1000
Fax: (469) 533-8836
Website: townsq.io
Resale Certificates: www.homewisedocs.com
Email: manager@tscmanagment.com

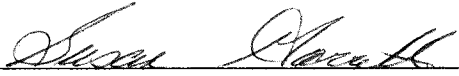
5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate:	\$300.00
Statement of Account	\$75.00
Update Fee:	\$75.00
Transfer Fee:	\$150.00
Lender Questionnaire:	Up to \$200.00

DATED: August 22, 2021

**WIND RIVER ESTATES PROPERTY
OWNERS ASSOCIATION**
a Texas property owners association

By: **TEXAS STAR COMMUNITY MANAGEMENT, LLC**
a corporation, its managing agent

By: 
Susan Garrett, Vice President of Client Relations

ACKNOWLEDGEMENT

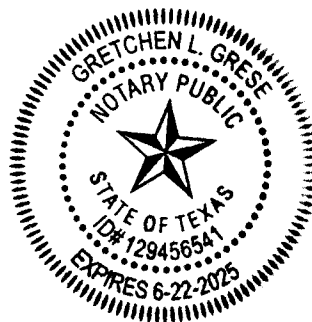
**THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §**

BEFORE ME, the undersigned notary public, on this day personally appeared Susan Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that s/he executed the same for the purposes and consideration set forth therein and in the capacity therein stated.

SUBSCRIBED AND SWORN TO BEFORE ME, on the 22 day of

August, 2021.

Gretchen L. Grese
**NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS**



AFTER RECORDING PLEASE RETURN TO:
Texas Star Community Management, LLC
6401 S. Custer Road
Suite 2020
McKinney, TX 75070